



Offices ▪ Hotel ▪ Residential
 ing and
 Parking
 Safety
 idential
 ing and
 Plaza ▪ Cinema ▪ Parking
 Architectural Theme ▪ Safety
 Offices ▪ Hotel ▪ Residential
 Mixed-use ▪ Civic Building and
 Plaza ▪ Cinema ▪ Parking
 Architectural Theme ▪ Safety
 Offices ▪ Hotel ▪
 Mixed-use ▪ Civic B d



Miami Gardens Town Center Area

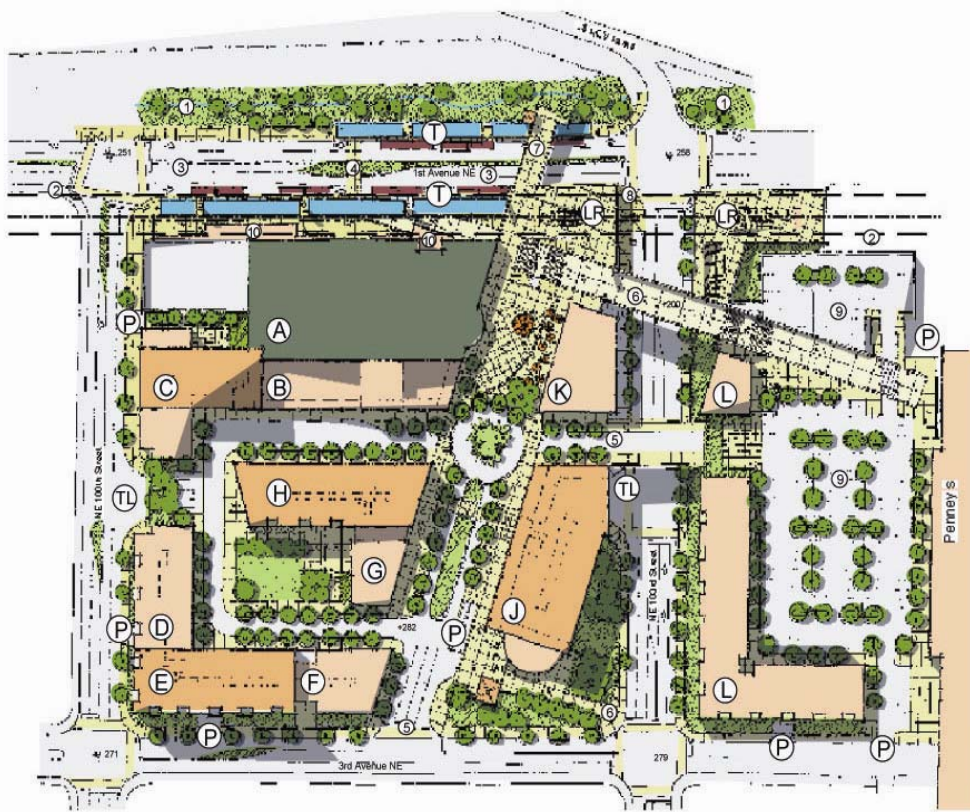
Conceptual Master Plan



Calvin, Giordano & Associates, Inc.
 EXCEPTIONAL SOLUTIONS

Presentation Outline

- What is this Conceptual Master Plan?
- Why is the City of Miami Gardens master planning for Town Center?
- What kind of Place?
- Plan Vision & Guiding Principles
- Design & Planning Tools
- Results
- Project Schedule
- Purpose of the Workshop/Design Charrette



MIAMI
GARDENS



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS





Miami Gardens

What is this Master Plan?

- ◆ The Master Plan for Town Center is intended to be a general blueprint for how growth and development should occur.
- ◆ It will include recommended design, land use, and zoning regulations as well as public investment projects that can be implemented within certain time frames.
- ◆ The plan functions much like a roadmap; it is a means to an end.

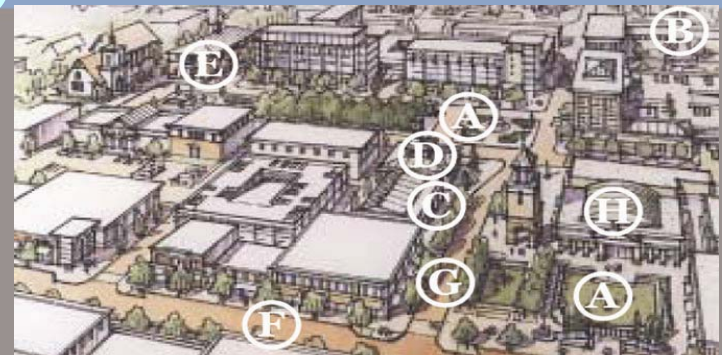


Why is the City master planning for Town Center?

- ◆ The City is experiencing increased pressures from growth within its boundaries. Policy decisions and zoning regulations made are no longer viable.
- ◆ The City enacted a moratorium in April 2005 to research alternatives to current development patterns and study the most effective way to maintain local control.
- ◆ Once adopted, the plan will guide decisions which will reinforce the desired character, scale, and identity for the City.



Miami
GARDENS



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS



Miami GARDENS

What kind of Place?

- ♦ A transit-supportive development with a mix of uses that seeks to combine housing, office and retail services?
- ♦ A place with central public spaces and plazas that accommodate public events for all citizens?
- ♦ A Town Center intended to be a moderate to high density urban area.
- ♦ An urban plaza with pedestrian-oriented shops and amenities facing the sidewalks on NW 183rd St



What kind of Place?

- ◆ A place integrated with the proposed Miami-Dade Metrorail station and parking facility.
- ◆ Design unified theme with a unique character and sense of place.
- ◆ A place with strong emphasis on connectivity of places, through walkways and linked courtyards and terraces.
- ◆ A place with central public spaces and plazas that accommodate public events for all citizens.



MIAMI
GARDENS



Current Conditions



- ◆ Opportunities to utilize underused buildings and large parking lots for redevelopment.
- ◆ Opportunities to enhance sense of identity and sense of place of community.



MIAMI
GARDENS



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS

Current Conditions



- ◆ Expansion outward.
- ◆ Single use development patterns.
- ◆ Automobile dependence.
- ◆ Conventional parking requirements.

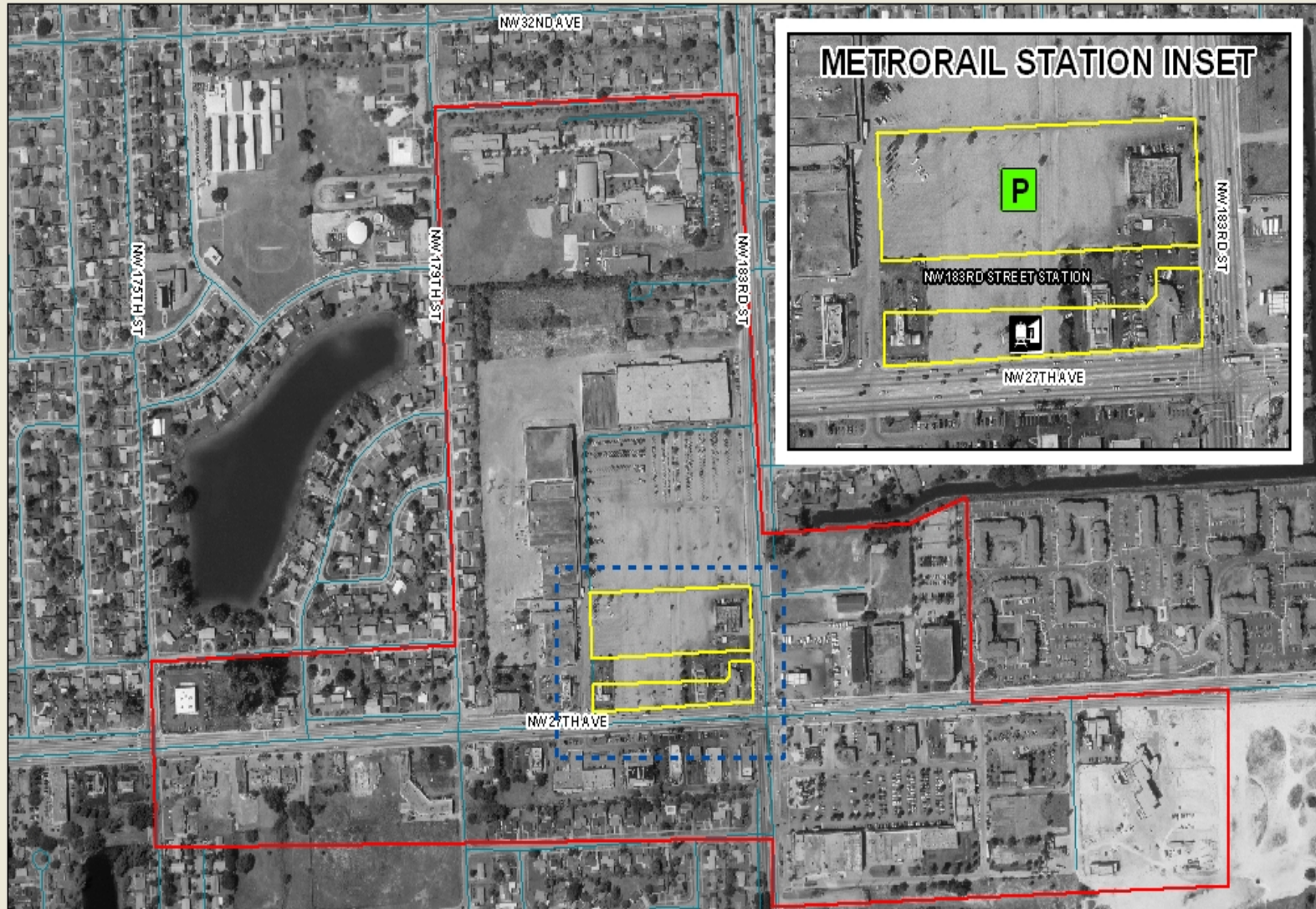


MIAMI
GARDENS



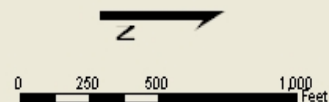
Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS

CONCEPTUAL PLAN NW 183RD STREET STATION



LEGEND

-  STREET CENTERLINE
-  TOWN CENTER BOUNDARY
-  METROLINK FACILITY BOUNDARY
-  TRANSIT PARKING
-  METROLINK STATION





Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS

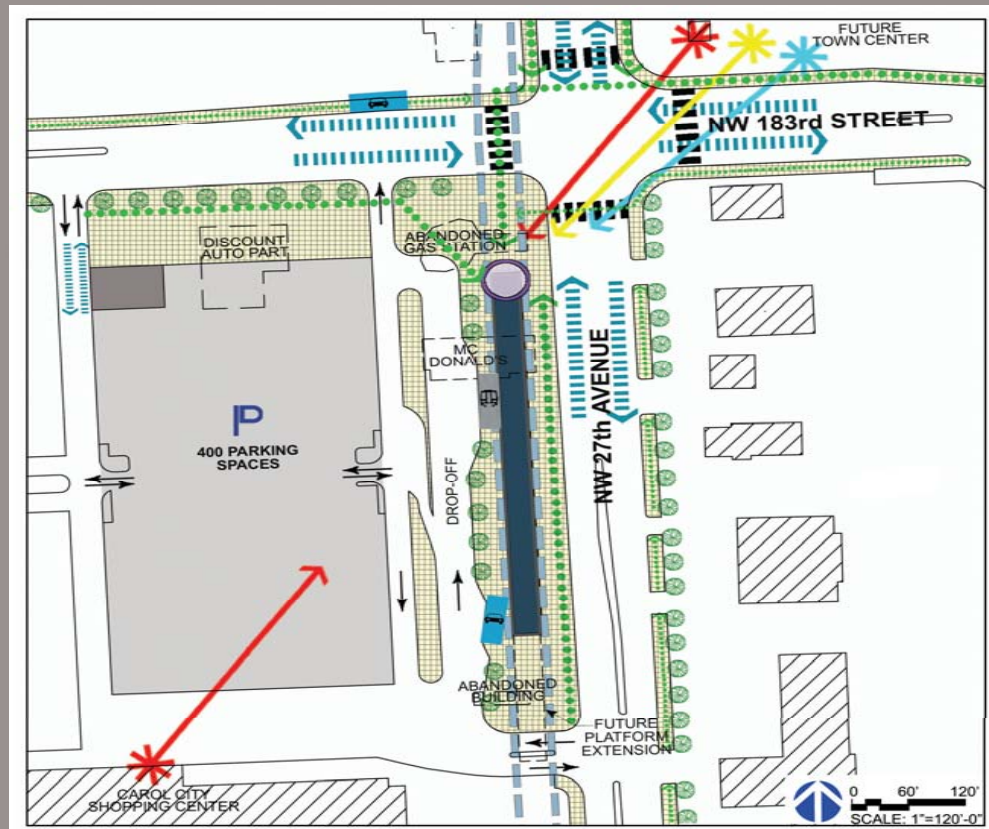
Miami Gardens

Plan Vision & Guiding Principles

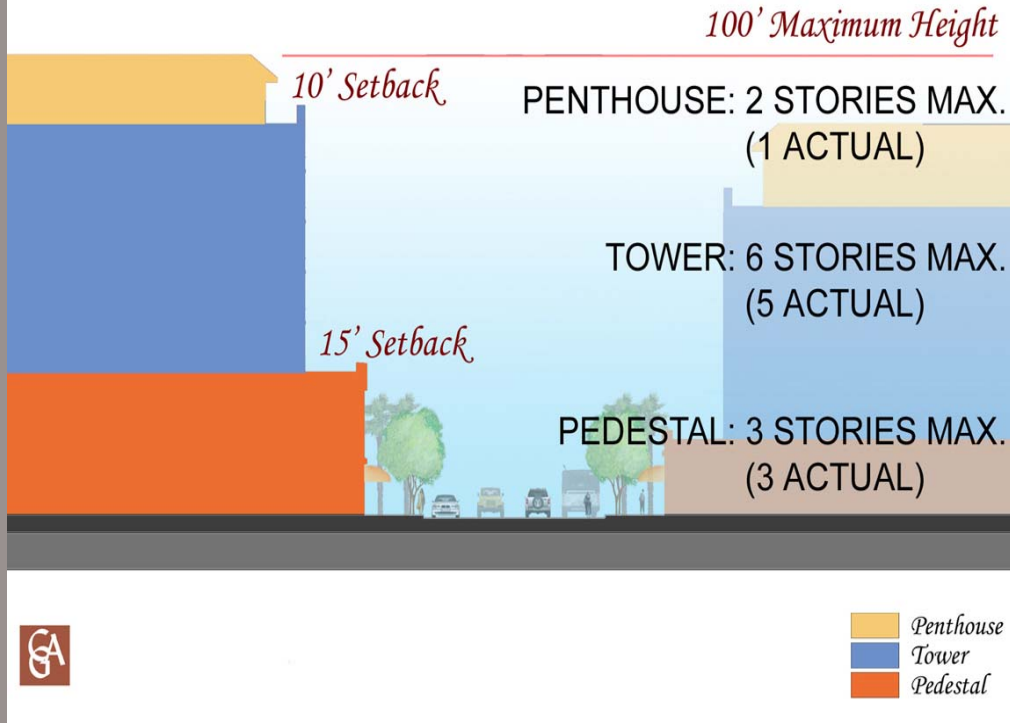
Vision: A transit-oriented development which integrates the proposed metrorail station with a unique urban setting for residents to live, work and recreate.

Principles:

- ♦ Create a pedestrian/transit friendly development.
- ♦ Provide for a mix of uses and housing types.
- ♦ Achieve a cohesive "sense of place."



Street Typologies: Neighborhood

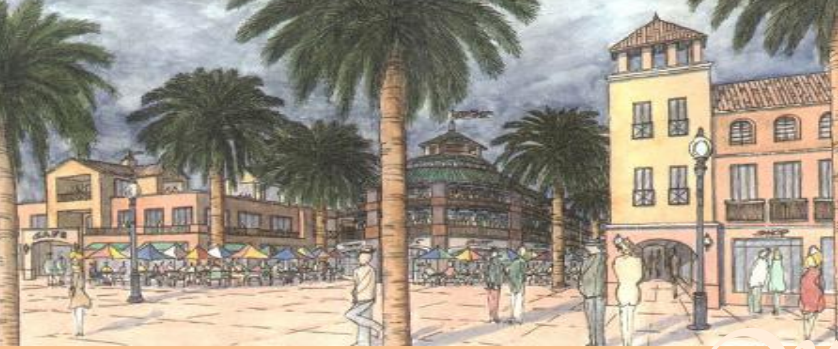


Design & Planning Tools



Miami
GARDENS



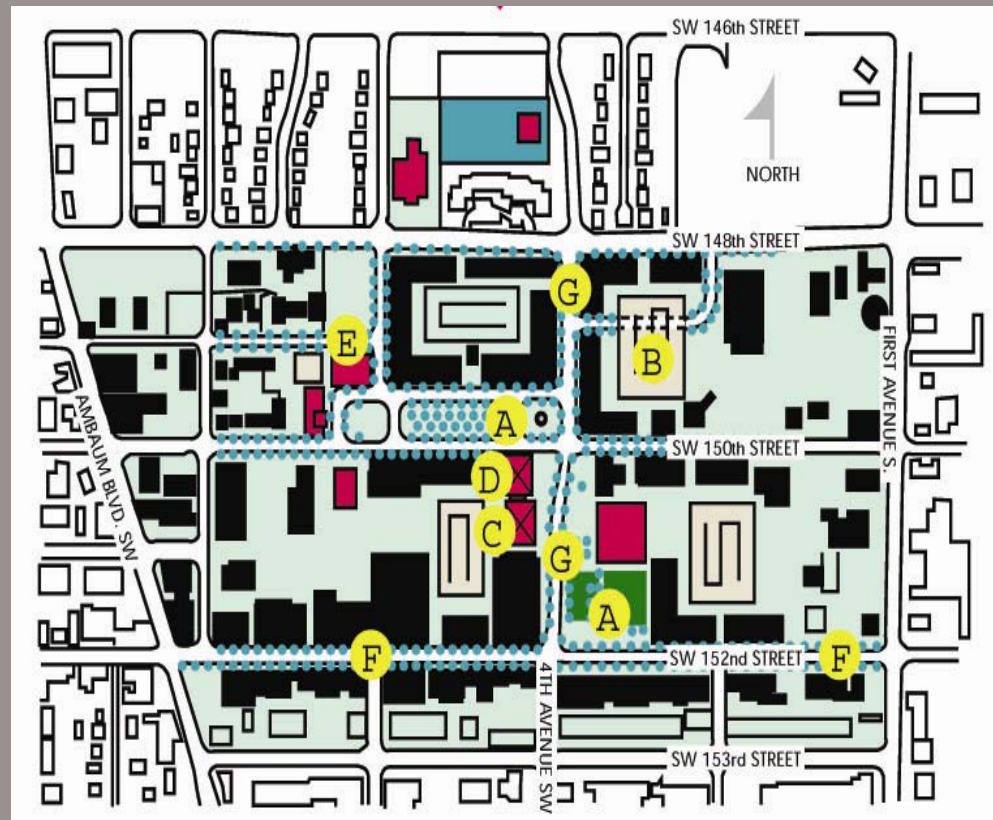


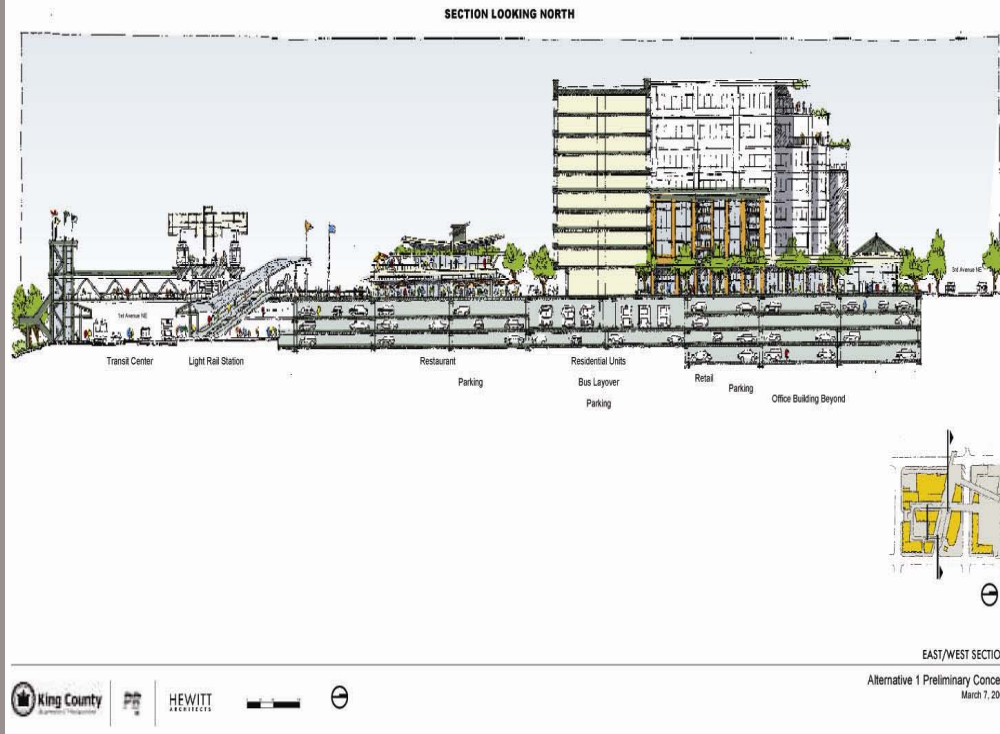
Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS

MIAMI GARDENS

Results

- ◆ A vision for the Town Center area.
- ◆ A general land use map and illustrations.
- ◆ A Conceptual Connectivity Plan.
- ◆ A Zoning Code that is visual, clear and simplified for improved understanding and compliance by all users.
- ◆ Implementation and partnership strategies.



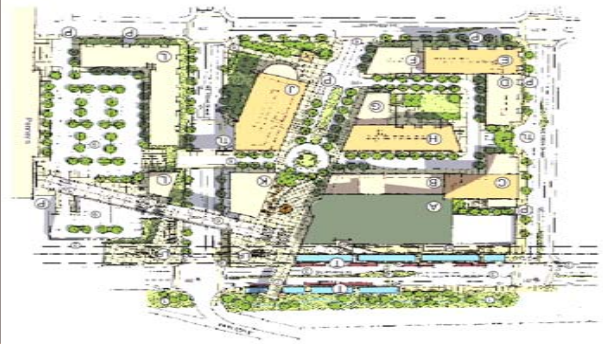


Project Schedule

- June-July Start-up and Visioning Process
- July 28 Present Vision and Guiding Principles to City Council
- Sept. 8 Identify Opportunities and Constraints
- Oct. 6 Draft Design and Development Guidelines
- Nov. 3 Draft Conceptual Master Plan
- Nov. 11 Adopt Land Use and Zoning Ordinance
- Nov. 16 Implementation Strategies

MIAMI GARDENS





Miami Gardens

Recap: Workshop Objectives

- ◆ Assess community expectations of existing and future development for Town Center.
- ◆ Create a “Vision” of what citizens perceive as the future image of the Town Center area.
- ◆ Achieve consensus on Vision for Town Center.
- ◆ Identify strategies to bring such plan into existence.

